

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/15-21 HARROW STREET BOX HILL VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Box Hill

Period-from

16 Aug 2023

to

16 Feb 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale













310/33 HARROW STREET BOX HILL VIC 3128	\$478,000	07-Sep-23
506/1 ARCHIBALD STREET BOX HILL VIC 3128	\$472,000	20-Oct-23
212/1 ARCHIBALD STREET BOX HILL VIC 3128	\$470,000	22-Aug-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 16 February 2024

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 <small>310/33 Harrow Street, Box Hill, VIC 3128</small>	<b>310/33 HARROW STREET BOX HILL VIC 3128</b> 2  2  1 	Sold Price	<b>\$478,000</b>	Sold Date	<b>07-Sep-23</b>	Distance	<b>0.1km</b>
	<b>506/1 ARCHIBALD STREET BOX HILL VIC 3128</b> 2  2  1 	Sold Price	<b>\$472,000</b>	Sold Date	<b>20-Oct-23</b>	Distance	<b>0.55km</b>
	<b>212/1 ARCHIBALD STREET BOX HILL VIC 3128</b> 2  2  - 	Sold Price	<b>\$470,000</b>	Sold Date	<b>22-Aug-23</b>	Distance	<b>0.55km</b>

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RS = Recent sale

UN = Undisclosed Sale

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